

**MONTVILLE TOWNSHIP PLANNING BOARD**  
**SUBCOMMITTEE MEETING**  
**MINUTES FOR MARCH 17, 2023**  
Start Time 9:00 AM

195 Changebridge Road – VIRTUAL

**ROLL CALL**

Mr. Tim Braden, Chairman  
Mr. Nick Agnoli  
Mr. Russ Lipari - Present  
Mr. Art Maggio - Present

Township staff: Jane Mowles

**OLD BUSINESS**

None

**NEW BUSINESS**

None

**WAIVERS**

**PMISC23-10 – Viva de Wellness** – 638A Main Rd. – B: 40, L: 52.01 – 442sf space for massage therapy office – 1 employee – hours of operation: 9am-3pm M-Sat, 10am-4pm Sun – no overnight parking of vehicles – signage as per graphics provided.

Motion to approve made by: Braden; Second by: Agnoli; Roll call: Unanimous.

**PMISC23-11 – Quintessence Fragrances, Inc.** – 1 Indian Lane E. – B: 32, L: 19 – 8,800sf space for an office & R&D lab for fragrance company – 6 employees – hours of operation: 8am-5pm M-F, closed Sat & Sun – no overnight parking of vehicles – no signage requested.

Discussion ensued on proximity to residences. Concerned with the exhaust/odor emissions. Do not know enough about the operation. Subcommittee requested the applicant appear before the full Planning Board with more information about their operation.

Respectfully submitted,

Jane Mowles, Land Use Administrator